

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
9 December 2008

Agenda Item	3.8
Report No	63/08

08/00300/FULSU Erection of extension at Tigh-Achen-Echan, Kinbrace

Report by Area Planning and Building Standards Manager

SUMMARY

The application is in detail for the erection of an extension to side and rear of the house 'Tigh-Achen-Eachan' in the centre of Kinbrace.

The application is reported to Committee as nine letters of representation have been received against the proposed development and there is an objection from Helmsdale Community Council.

The Recommendation is to GRANT planning permission.

Ward 5 – East Sutherland and Edderton

Applicant – Mr R Shaw

1. PROPOSAL

- 1.1 The application is in detail for the erection of a large extension to the rear (north) and side (east) of the existing 2 storey stone villa. The house sits in a generously sized plot to the southwest of the primary school on the north side of the village. The garden slopes generally from east to west and is set out to lawn, with a variety of mature trees around and within the curtilage, offering a significant degree of screening and amenity to the site.
- 1.2 The extension is on two floors and would add approximately twice the existing ground floor area to the house. The additional space comprises the following:
Ground floor – music room, dining area, laundry, large triple door garage
First floor – 4 bedrooms with en-suite facilities
- 1.3 In addition a self contained apartment is contained within the extension with 2 bedrooms, kitchen / lounge.
- 1.4 The proposed external materials include a natural slate roof to match the existing house, with a mix of wet harl walls and horizontal stained timber cladding to the walls. The doors and windows are to be timber, with aluminium rainwater goods.

2. PLANNING HISTORY

2.1 There have been no recent planning applications for the site.

3. PUBLIC PARTICIPATION

3.1 Representation have been received (9 in total) and relate to the following matters:

- Inadequate private water supply
- Potential commercial use of the house
- Noise pollution
- Increased traffic
- Adequacy of foul drainage system
- Extensions would spoil the original house

3.2 The letters of representation are available in the Area Office and will be available at the Committee meeting. The names of those making representation are listed at the end of this report.

4. CONSULTATIONS

4.1 **Helmsdale Community Council** – Size of the project is not as a private house but for a business. Access leads straight onto a junction. Size of the business project means increased traffic. The extent of the extension will make this property three times its size causing worry as to how it will be serviced. Neither water nor sewerage is up to this type of development.

4.2 Internal Consultees

TEC Services – No objections. Existing access.

4.3 External Consultees

Scottish Water – No objections. There are no public water mains in the vicinity of the proposed development. There is limited capacity at Kinbrace septic tank.

5. POLICY

5.1 The following policies are relevant to the assessment of the proposal

Highland Structure Plan:

- G2 Design for Sustainability

South and East Sutherland Local Plan

The site lies within the Kinbrace village envelope, where proposals are assessed on their individual merits.

Material to the consideration of the application is the **Pre-Deposit Draft Sutherland Local Plan** policy 3.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); National Planning Policy Guidelines (NPPG); and Planning Advice Notes (PAN).

- Scottish Planning Policy (October 2008)

6. PLANNING APPRAISAL

6.1 **Determining issues** – Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents
- other material issues raised by the objectors

6.3 The proposal is a large extension to an existing house on the edge of the village. The house is set within a large curtilage which slopes from the road down to the house and then towards the railway line to the west.

6.4 The design of the extension is considered to be modern, yet complements the original traditionally built villa. Whilst taking up a large area, the proposed extension is not considered to be an over-development of the plot, as there is still a considerable area of garden left over. Due to the setting of the house with its extensive grounds on the edge of the village and the mature trees surrounding it, the extension is not considered to have a significantly detrimental impact on either individual or community residential amenity as identified by policy G2, particularly with regard to overlooking. The changes in level across the site and the use of the slope – digging the eastern side of the extension into the bank – will help to reduce the mass of the building.

6.5 Members will note that **no technical difficulties have been highlighted** by TEC Services. Whilst Scottish Water have been consulted on the proposal and have no objections, the agent has indicated that a connection to a private water supply and a new private foul drainage system are proposed.

6.6 **Representations** relate to the following matters:

- Inadequate private water supply – The provision of a private water supply is a matter for negotiation and agreement between the applicant and other

private parties involved. It is understood that there is an existing private water supply to the house. If the supply was not sufficient then the agent has indicated that a new private supply, such as through a borehole, may be required. The agent has indicated that it is proposed to monitor the existing water flow over a period of time and if it is required provide another water source. The house will use rainwater harvesting and recycling of grey water to minimise water usage.

- Potential commercial use of the house – The applicant has confirmed that the house is to be used as a private residence.
- Noise pollution – An extension to the private house is not considered to increase noise pollution in the village.
- Increased traffic / access to the public road – TEC Services have indicated that the proposal is acceptable.
- Adequacy of foul drainage system – The agent anticipates that a new septic tank / treatment tank and secondary treatment system will be required. There is a large garden area available for a new system.
- Extensions would spoil the original house – The agent has acknowledged that the extension does represent a significant increase in the floor area, but that this is still modest in the context of the overall site area. Furthermore, the changes in level and existing tree cover help to screen the house from public view. The extension is no higher than the existing property, with a similar form and detailing in terms of widths of the extension, roof pitch, vertical proportions to windows and detailing.

6.7 I would advise Members that the proposed extension is significant and will result in a private house of a considerable size and mass. Nevertheless, the design and materials that are proposed are considered to be sympathetic to the original house, complementing it with a modern design.

7. CONCLUSION

7.1 There are clearly concerns from the small community of Kinbrace at a large extension to a domestic property. There are technical issues relating to water supply that require to be addressed by private discussions and agreement. The design solution put forward is considered to be acceptable and accords with policy G2 Design for Sustainability. Any future use of the property as non-domestic premises would require a planning application and further consideration by the Planning Authority. Members should note that at present all that is proposed is a large extension to the house and I consider that the proposal is acceptable.

RECOMMENDATION

Grant planning permission subject to conditions:

- 1 Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

- 2 All drainage arrangements shall be provided to the satisfaction of the Planning Authority in consultation with the Building Standards Authority and SEPA. For the avoidance of doubt, foul drainage shall be provided by means of a private septic tank and soakaway, or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development on site.

Reason: In the interests of residential amenity and for the avoidance of doubt.

- 3 The proposed private water supply to service the house shall be treated to ensure its compliance with the Private Water Supplies (Scotland) Regulations 2006, or any Regulations revoking and re-enacting those Regulations, with or without modification, in terms of bacteriological and chemical quality.

Reason: In order to ensure that the development is served by a wholesome water supply.

- 4 The roof of the extension shall be finished in natural slate.

Reason: In the interests of residential amenity and for the avoidance of doubt.

- 5 The external walls of the extension shall be finished in a wet harl, with stained timber cladding.

Reason: In the interests of residential amenity and for the avoidance of doubt.

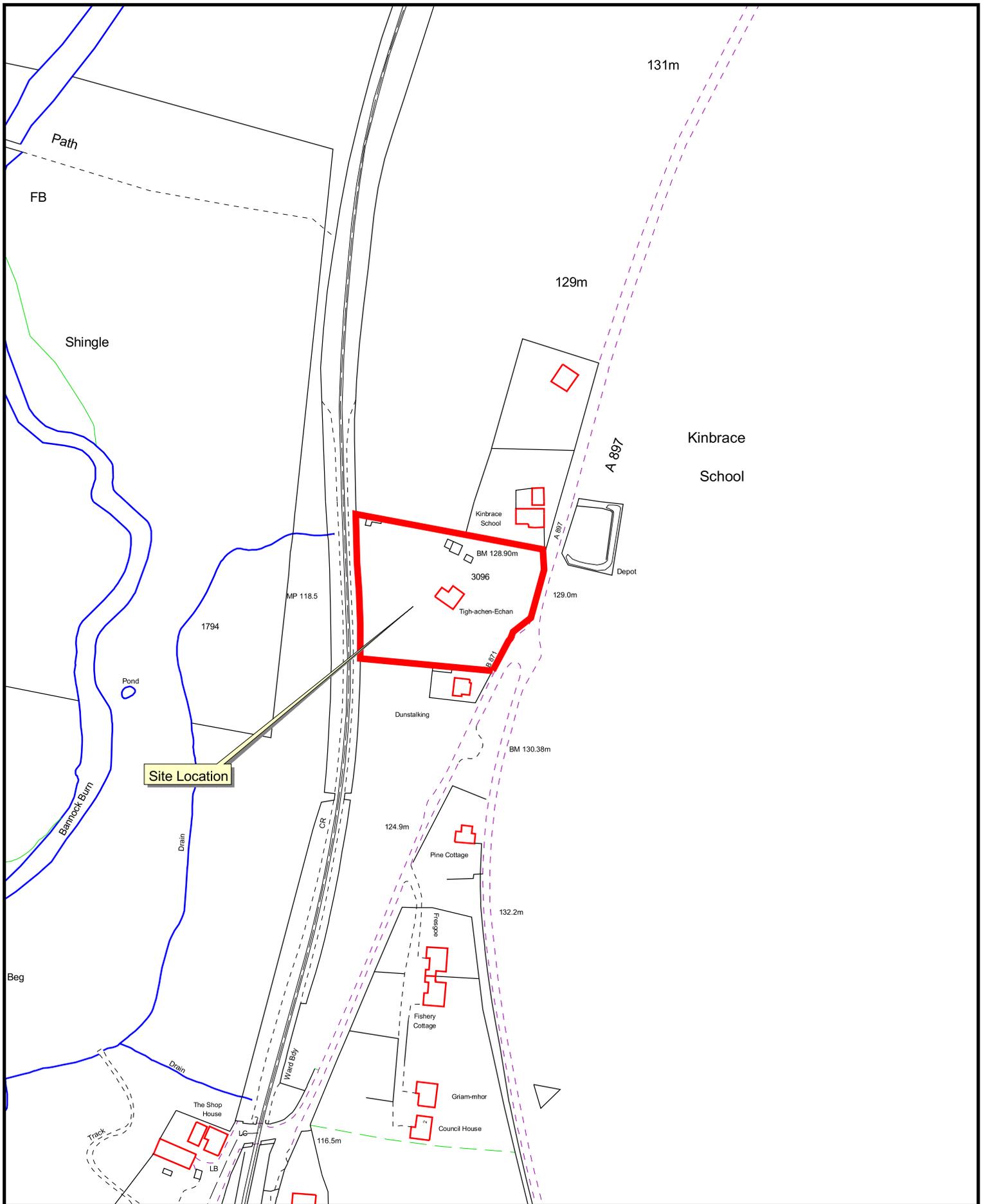
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Author: Bob Robertson 01408 635371

Background Papers: As referred to in the report above and case file reference number 08/00300/FULSU

Date: 27 November 2008



08/00300/FULSU
 Erection of extension at
 Tigh-Achen-Echan, Kinbrace.

Mr R Shaw
 Knight and MacDonald Architects
 6 Princes Street
 Thurso
 Caithness

Date: 19 November 2008

SUPPLIED BY THE HIGHLAND COUNCIL



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SITE PLAN 1:500

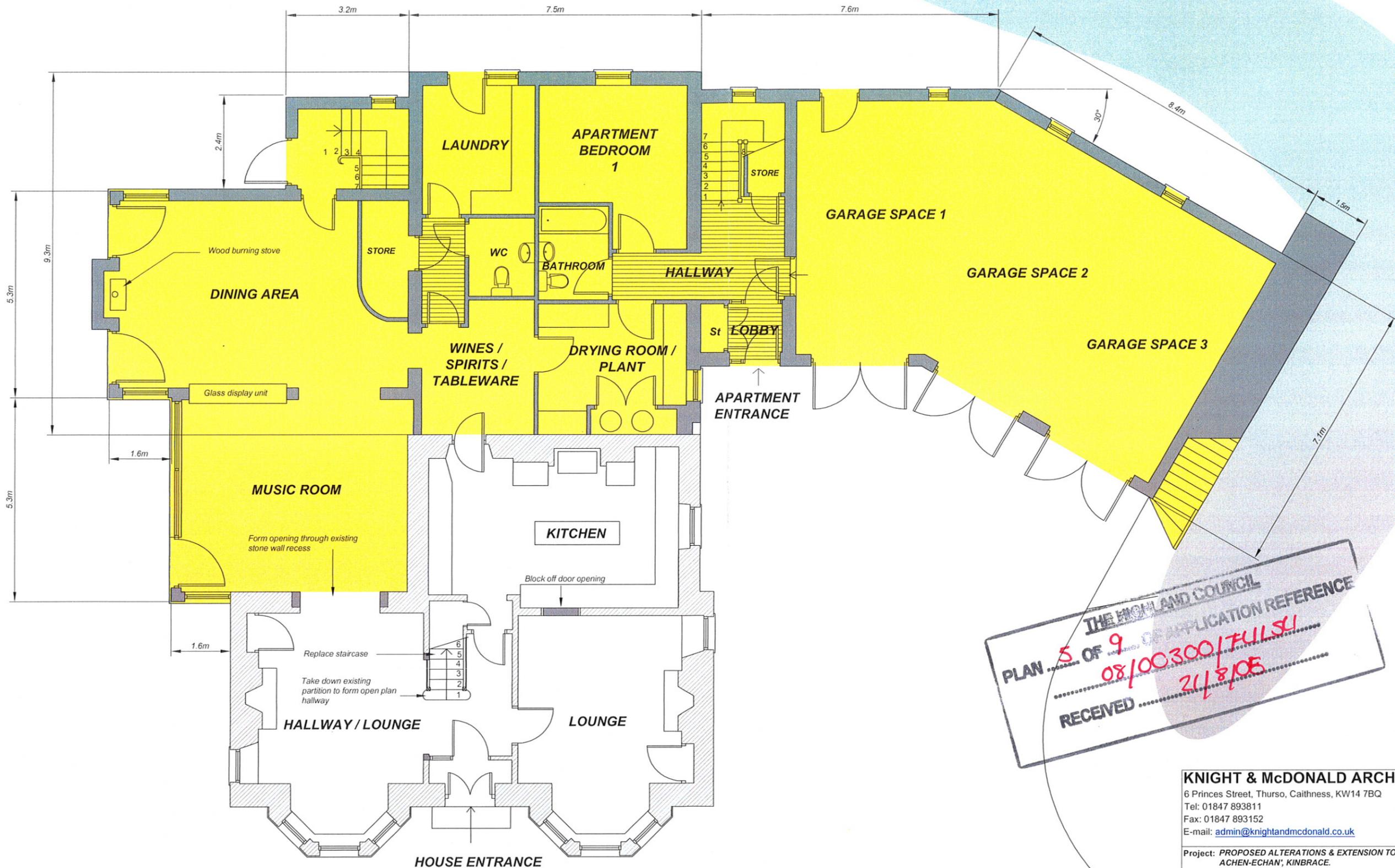
THE HIGHLAND COUNCIL
 PLAN 1 OF 9
 08/00300/FULSU
 RECEIVED 21/8/08

KNIGHT & McDONALD ARCHITECTS
 6 Princes Street, Thurso, Caithness, KW14 7BQ
 Tel: 01847 893811
 Fax: 01847 893152
 E-mail: admin@knightandmcdonald.co.uk

Project: **PROPOSED ALTERATIONS & EXTENSION TO 'TIGH ACHEN-ECHAN', KINBRACE.**
 Client: **Mr R SHAW**

Drawing Title: **PROPOSED SITE PLAN**

Scale	Date	Drawn	Checked
1:100	16.07.08	SM	
Job No	Code	Proj No	Rev
16661	SK	05	



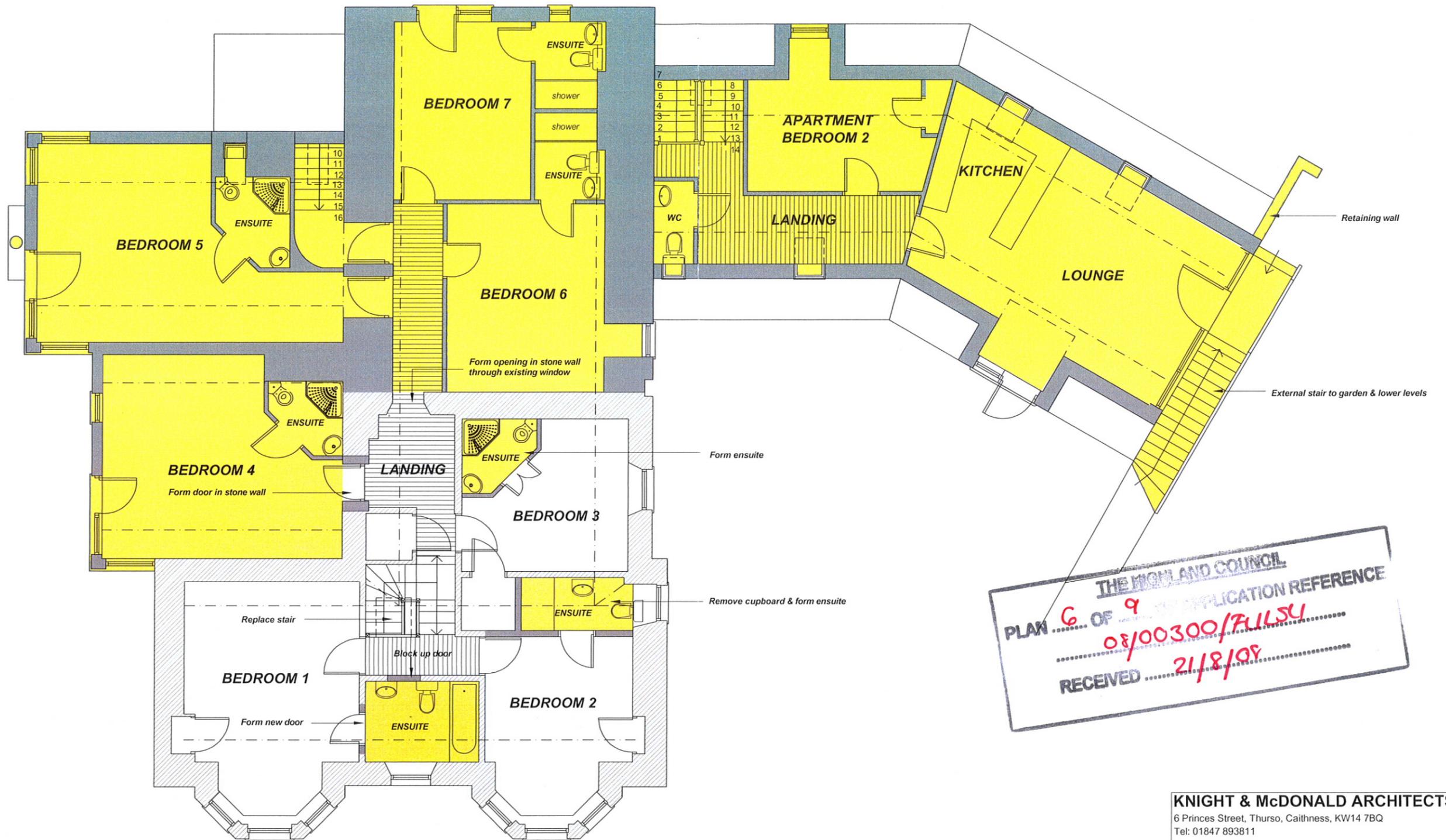
THE HIGHLAND COUNCIL
 PLAN 5 OF 9 OF APPLICATION REFERENCE
 08/00300/FUL/SC1
 RECEIVED 21/8/05

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Project: PROPOSED ALTERATIONS & EXTENSION TO 'TIGH ACHEN-ECHAN', KINBRACE.
 Client: Mr R SHAW

Drawing Title: PROPOSED GROUND FLOOR PLAN

Scale	1:100	Date	16.07.08	Drawn	SM	Checked	
Job No	16661	Code	SK	Orig No	01	Rev	



THE HIGHLAND COUNCIL
 PLAN 6 OF 9 APPLICATION REFERENCE
 08/00300/FULSU
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FIRST FLOOR PLAN

KNIGHT & McDONALD ARCHITECTS			
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Project: PROPOSED ALTERATIONS & EXTENSION TO 'TIGH ACHEN-ECHAN', KINBRACE.			
Client: Mr R SHAW			
Drawing Title: PROPOSED FIRST FLOOR PLAN			
Scale: 1:100	Date: 16.07.08	Drawn: SM	Checked:
Job No: 16661	Code: SK	Drw No: 02	Rev:



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

EXTERNAL FINISHES:

ROOF: NATURAL SLATE, FIRECLAY RIDGE, EXPOSED STAINED TIMBER RAFTER ENDS

WALLS: WET DASH HARL & STAINED TIMBER CLADDING TO EXTENSIONS. ORIGINAL HOUSE STONE WORK RETAINED.

WINDOWS & DOORS: STAINED TIMBER WINDOWS. SINGLE SWING SIDE OPENING TO EXTENSIONS & SASH & CASE TO ORIGINAL HOUSE. STAINED TIMBER GLAZED & LINED EXTERNAL DOORS. CONSERVATION STYLE ROOF WINDOWS.

RAINWATER GOODS: ALUMINIUM BEADED GUTTERS & CIRCULAR DOWNPIPIES CLOUR MATCHED WITH TIMBER FINISHES.

THE HIGHWAY AND COUNCIL
 APPLICATION REFERENCE
 PLAN 2 OF 9
 08/0030C/FLLSU
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Project: PROPOSED ALTERATIONS & EXTENSION TO 'TIGH ACHEN-ECHAN', KINBRACE.
 Client: Mr R SHAW

Drawing Title: PROPOSED NORTH EAST & SOUTH WEST ELEVATIONS

Scale	1:100	Date	16.07.08	Drawn	SM	Checked	
Job No	16661	Code	SK	Org No	03	Rev	



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

EXTERNAL FINISHES:

ROOF: NATURAL SLATE, FIRECLAY RIDGE, EXPOSED STAINED TIMBER RAFTER ENDS

WALLS: WET DASH HARL & STAINED TIMBER CLADDING TO EXTENSIONS. ORIGINAL HOUSE STONE WORK RETAINED.

WINDOWS & DOORS: STAINED TIMBER WINDOWS. SINGLE SWING SIDE OPENING TO EXTENSIONS & SASH & CASE TO ORIGINAL HOUSE. STAINED TIMBER GLAZED & LINED EXTERNAL DOORS. CONSERVATION STYLE ROOF WINDOWS.

RAINWATER GOODS: ALUMINIUM BEADED GUTTERS & CIRCULAR DOWNPIPIES CLOUR MATCHED WITH TIMBER FINISHES.

THE HIGHLAND COUNCIL
 APPLICATION REFERENCE
 PLAN 3 OF 9
 08/00300/FULSC/
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Project: PROPOSED ALTERATIONS & EXTENSION TO 'TIGH ACHEN-ECHAN', KINBRACE.
 Client: Mr R SHAW

Drawing Title: PROPOSED SOUTH EAST & NORTH WEST ELEVATIONS

Scale	1:100	Date	16.07.08	Drawn	SM	Checked	
Job No.	16661	Code	SK	Orig No.	04	Rev	